

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
AUTHORIZING THE FILING OF AN APPLICATION FOR LOAN AND GRANT
FOR THE CAMPUS HIGH SCHOOL URBAN RENEWAL AREA

WHEREAS, it is necessary and in the public interest that the Boston Redevelopment Authority avail itself of the financial assistance provided by Title I of the Housing Act of 1949, as amended, to carry out urban renewal project described as the Campus High Urban Renewal Area, hereinafter referred to as the "Project", and

WHEREAS, it is recognized that the Federal contract for such financial assistance pursuant to said Title I will impose certain obligations and responsibilities upon the Boston Redevelopment Authority and will require among other things: (1) the provision of local grants-in-aid; (2) a feasible method for the relocation of families displaced from the Project Area, and (3) other local obligations and responsibilities in connection with the undertaking and carrying out of urban renewal projects;

WHEREAS, the members of the Boston Redevelopment Authority are cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under Title I, including those prohibiting discrimination because of race, color, creed or national origin; and

WHEREAS, Title VI of the Civil Rights Act of 1964 prohibits discrimination on the basis of race, color or national origin under any program or activity receiving Federal financial assistance and Executive Order 11246, as amended by Executive Order 11375, prohibits discrimination on the basis of race, color, creed or national origin in sale, lease or other disposition of residential property (including land intended for residential use) or in the use or occupancy thereof; and

WHEREAS, the objectives of the Urban Renewal Plan cannot be achieved through rehabilitation of the Project Area;

WHEREAS, the Boston Redevelopment Authority has entered into a Temporary Loan Contract (Early Land Acquisition), Contract No. Mass. R-129 (L), with the United States of America, which contract was executed on January 29, 1970 in the amount of \$7,158,370;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the United States of America and the Secretary of Housing and Urban Development be, and they hereby are, assured of full compliance by the Boston Redevelopment Authority with regulations of the Department of Housing and Urban Development effectuating Title VI of the Civil Rights Act of 1964 and applicable Executive Orders.

2. That an application on behalf of the Boston Redevelopment Authority for a loan under Section 102(a) of said Title I in the amount of \$31,361,613 and for a project capital grant, a relocation grant, and a Federal grant for the making of rehabilitation grants to the full amount available for undertaking and financing the Project is hereby approved, and that the Director is hereby authorized and directed to execute and to file such application with the Department of Housing and Urban Development, to provide such additional information and to furnish such documents as may be required in behalf of said Department, including but not limited to such action as may be required pursuant to said Temporary Loan Contract (Early Land Acquisition), and to act as the authorized correspondent of the Boston Redevelopment Authority.

December 2, 1970

TO: THE BOSTON REDEVELOPMENT AUTHORITY

FROM: JOHN D. WARNER, DIRECTOR

SUBJECT: CAMPUS HIGH SCHOOL URBAN RENEWAL AREA
Mass. R-129
Revision of Loan and Grant Application Budget and
Financial Plan

SUMMARY: The Authority is requested to authorize the refiling of a Loan and Grant Application, for which the budget and financial plan have been revised, for the Campus High School Urban Renewal Area.

On July 9, 1970, the Boston Redevelopment Authority approved the Campus High School Urban Renewal Plan and the Final Project Report (Part I of the Application for Loan and Grant) and authorized the filing of these documents with the Department of Housing and Urban Development. The Application requested a loan under Title I of the Housing Act of 1949, as amended, in the amount of \$23,293,205.

The Loan and Grant Application was submitted to HUD on July 15. Following a preliminary review, the New York Regional Office requested that the Application be reviewed by the Authority's staff for possible reduction in the proposed financing. The staff complied, and after several reviews, concluded that all of the proposals in the Renewal Plan were essential to the project and that none should be eliminated. Further review with the newly-organized Boston Regional Office resulted in an agreement that the Plan and Application as originally proposed should be resubmitted to HUD.

As a result of these reviews, however, significant changes in both the budget and the financial plan were made. The principal adjustments include the following:

(1) Financing of the City's share of the Net Project Cost has been revised to include pooling credits earned in the Washington Park Project, in the amount of \$25,557,735. This method of financing is most advantageous to the City, since the City will have contributed more than its one-third share to the Washington Park Project upon its completion and therefore has earned excess credits which can be applied to the Campus High School Project. As a result, the Federal Capital Grant would increase to \$29,530,313.

(2) Non-cash grants-in-aid have been reduced by transferring Site Improvement costs to Item I expenditures and by eliminating the cost value of City land donation (not required because of the use of pooling credits).

(3) Administrative costs have been reduced from fifteen percent to ten percent of the applicable budget items to reflect more closely the Authority's experience in administrative costs.

(4) Real estate purchases have been increased approximately five percent to reflect more accurately the Authority's recent experience in acquisition cost in the project area and to provide for the direct purchase of City properties.

(5) Acquisition expenses have been increased by \$20,000 to provide for third appraisals, in accordance with new HUD regulations.

(6) Site clearance costs have been increased by \$250,000 to provide for a required Boston Edison relocation.

(7) Amounts to a total of \$200,000 have been added to Survey and Planning, Project or Site Improvements, and Disposal, Lease, Retention Costs to cover required Item I engineering contract work.

As a result of these budgetary revisions, the loan now required for the Campus High School Project is \$31,361,613 (an increase of \$7,893,242).

I should like to emphasize, however, that no changes have been made in the Urban Renewal Plan that was approved by the Authority on July 9.

I, therefore, recommend that the Authority, at this time, authorize the refiling of Part I, Final Project Report, of the Loan and Grant Application, as revised, with the Department of Housing and Urban Development for Federal financial assistance to undertake the Campus High School Urban Renewal Project.

An appropriate resolution is attached.

